

Case Search

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citi~~serve~~RADIANT SALES /
NANCY
ROSS

quick find:

Address

Permit #

License #

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FILE #	FILE TYPE	STATUS	PROPERTY ADDRESS	OPEN DT	CLOSED DT	NEIGHBORHOOD	TYPE
13-000075	Business License	Open ✓	1503 5th Street Portsmouth OH 45662	01/01/2013			

Description: Duplex

License#: RNT13-000075

13-000076	Business License	Open ✓	3157 Walnut Street Portsmouth OH 45662	01/01/2013			
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Description: Duplex

License#: RNT13-000076

13-000077	Business License	Open ✓	3172 Walnut Street Portsmouth OH 45662	01/01/2013			
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Description: Duplex

License#: RNT13-000077

13-000078	Business License	Open ✓	1031 Ruhlman Avenue Portsmouth OH 45662	01/01/2013			
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Description: Single Unit Rental

License#: RNT13-000078

SECTION 8

13-000079	Business License	Open ✓	1911 20th Street Portsmouth OH 45662	01/01/2013			
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Description: Single Unit Rental

License#: RNT13-000079

SECTION 8

13-000080	Business License	Open ✓	1925 20th Street Portsmouth OH 45662	01/01/2013			
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Description: Single Unit Rental

License#: RNT13-000080

SECTION 8

13-000081	Business License	Open ✓	5410 Winchester Avenue Sciotoville OH 45662	01/01/2013			
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Description: Single Unit Rental

License#: RNT13-000081

13-000082	Business License	Open ✓	1911 Summit Street Portsmouth OH 45662	01/01/2013			
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Description: Single Unit Rental

License#: RNT13-000082

SECTION 8

13-000083	Business License	Open ✓	1605 Franklin Avenue Portsmouth OH 45662	01/01/2013			
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Description: Single Unit Rental

License#: RNT13-000083

13-000084		Open		01/01/2013			
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Case Search

Page 2 of 2

Business
License4141 Hill Road
Portsmouth OH 45662NANCY
ROSS
PG 2

Description: Single Unit Rental

License#: RNT13-000084

13-000085

Business
License

Open

4139 Hill Road
Portsmouth OH 45662

01/01/2013

Description: Single Unit Rental

License#: RNT13-000085

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 10:10 AM
 To: rossbullt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

1503 5th St



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1503 5th Street
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Duplex
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000075
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
- Fail 35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
- Fail 38. Lighting
- Fail 39. Fire Extinguisher
- Fail 40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
- Fail 57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | (location) | 1 | 2 | 3 |
|---------------------------------|------------|------|------|------|
| 63. Door Hardware | | | | |
| 64. Operable Windows with Locks | | | | |
| 65. Floors / Wall / Ceilings | | | | |
| 66. Window Size / Egress | | | | |
| 67. Room Size | | | | |
| 68. Outlets | | | | |
| 69. Lighting | | | | |
| 70. Smoke Detectors Room 1 | | Fail | Fail | Fail |

BATHROOMS

- | | (location) | 1 | 2 | 3 |
|-------------------------------------|------------|---|---|---|
| 71. Door Hardware Room 1 | | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | | |
| 73. Exhaust Fan Room 1 | | | | |
| 74. Water Supply Lines Room 1 | | | | |
| 75. Sink Room 1 | | | | |
| 76. Water Closet Room 1 | | | | |
| 77. Tub / Shower Room 1 | | | | |
| 78. Cabinets / CTs Room 1 | | | | |
| 79. GFCI Outlets Room 1 | | | | |
| 80. Lighting Room 1 | | | | |

OTHER:

COMMENTS:

LAB

5. Unit A siding broken on front porch - repair
8. Unit B handrail missing - replace
9. Unit A torn screen on front porch - repair
10. Unit B side door threshold missing - replace
29. Smoke detector in Unit A not operating and Unit B missing - replace
61. Basement smoke detector missing - replace
70. Bedroom smoke detectors missing in both units - replace

Fail

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 08:08 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

3157 Walnut



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 3157 Walnut Street
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Duplex
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000076
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | (location) | 1 | 2 | 3 |
|---------------------------------|------|------|---|
| 63. Door Hardware | | | |
| 64. Operable Windows with Locks | | | |
| 65. Floors / Wall / Ceilings | | | |
| 66. Window Size / Egress | | | |
| 67. Room Size | | | |
| 68. Outlets | | | |
| 69. Lighting | | | |
| 70. Smoke Detectors Room 1 | Fail | Fail | |

BATHROOMS

- | (location) | 1 | 2 | 3 |
|-------------------------------------|---|---|------|
| 71. Door Hardware Room 1 | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | |
| 73. Exhaust Fan Room 1 | | | |
| 74. Water Supply Lines Room 1 | | | |
| 75. Sink Room 1 | | | |
| 76. Water Closet Room 1 | | | |
| 77. Tub / Shower Room 1 | | | |
| 78. Cabinets / CTS Room 1 | | | |
| 79. GFCI Outlets Room 1 | | | |
| 80. Lighting Room 1 | | | Fail |

OTHER:

COMMENTS:

- LAB
8. Front porch handrail missing - replace
10. Unit A rear door weather strip missing - replace
- Fail 11. Gutters missing - replace
28. Basement light loose - repair
- Fail 29. Unit A smoke detector missing - replace
30. Unit A CO detector missing - replace
54. Basement handrail missing - replace
56. Pressure relief pipe missing and loose wires - replace/repair
- Fail 61. Basement smoke detector missing - replace
70. Unit A and B bedroom smoke detectors missing - replace
80. Unit B switch plate cover missing - replace

RE-INSPECTION DATE: Time:
 Additional Comments:

Letter View

Page 1 of 1

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 08:34 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross!

3172 Walnut



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 3172 Walnut Street
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Duplex
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000077
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
- Fail 34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
- Fail 38. Lighting
39. Fire Extinguisher
- Fail 40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

- Fail 47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
- Fail 57. Sump Pump
- Fail 58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | (location) | 1 | 2 | 3 |
|---------------------------------|------------|------|------|---|
| 63. Door Hardware | | | | |
| 64. Operable Windows with Locks | | | | |
| 65. Floors / Wall / Ceilings | | | | |
| 66. Window Size / Egress | | | | |
| 67. Room Size | | | | |
| 68. Outlets | | | | |
| 69. Lighting | | | | |
| 70. Smoke Detectors Room 1 | | Fail | Fail | |

BATHROOMS

- | | (location) | 1 | 2 | 3 |
|-------------------------------------|------------|---|---|---|
| 71. Door Hardware Room 1 | | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | | |
| 73. Exhaust Fan Room 1 | | | | |
| 74. Water Supply Lines Room 1 | | | | |
| 75. Sink Room 1 | | | | |
| 76. Water Closet Room 1 | | | | |
| 77. Tub / Shower Room 1 | | | | |
| 78. Cabinets / CTs Room 1 | | | | |
| 79. GFCI Outlets Room 1 | | | | |
| 80. Lighting Room 1 | | | | |

OTHER:

COMMENTS:

- LAB
4. Voids by front step and gas pipe - repair
 8. Front porch railing missing - replace
 - Fail 10. Unit B front door knob missing - replace
 20. 2nd fl handrail missing - replace
 - Fail 29. Unit A smoke detector missing and Unit B detector not operating - replace/repair
 - Fail 30. Unit A CO detector missing - replace
 37. Unit and B kitchen GFCI missing - replace
 54. Basement handrail missing - replace
 - Fail 56. Pressure relief pipe missing - replace
 58. Unit A no primary heat source / only gas wall unit - add primary heat source
 61. Basement smoke detector not operating - repair/replace
 70. Unit A and B bedroom smoke detectors missing - replace
 77. Unit B tub caulk in poor condition - repair

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 10:53 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

1031 Ruhlman



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1031 Ruhlman Avenue
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000078
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | (location) | 1 | 2 | 3 |
|--------------------------------------|------------|------|------|---|
| 63. Door Hardware | | | | |
| Fail 64. Operable Windows with Locks | | | | |
| 65. Floors / Wall / Ceilings | | | | |
| 66. Window Size / Egress | | | | |
| 67. Room Size | | | | |
| 68. Outlets | | | | |
| 69. Lighting | | | | |
| 70. Smoke Detectors Room 1 | | Fail | Fail | |

BATHROOMS

- | | (location) | 1 | 2 | 3 |
|-------------------------------------|------------|---|---|------|
| 71. Door Hardware Room 1 | | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | | |
| 73. Exhaust Fan Room 1 | | | | |
| 74. Water Supply Lines Room 1 | | | | |
| 75. Sink Room 1 | | | | |
| 76. Water Closet Room 1 | | | | |
| 77. Tub / Shower Room 1 | | | | |
| 78. Cabinets / CTs Room 1 | | | | |
| 79. GFCI Outlets Room 1 | | | | Fail |
| 80. Lighting Room 1 | | | | |

OTHER:

COMMENTS:

LAB

8. Front porch railing loose and chipped paint - repair
18. 2nd fl hall broken window - repair
29. 2nd fl smoke detector missing - replace
30. CO detector missing - replace
33. Kitchen ceiling leak stain/cracks - repair
61. Basement detector not operating - repair/replace
70. Bedroom smoke detectors missing - replace
79. Bath GFCI not operating - repair/replace

Fail

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 10:27 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

1911 20th St



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1911 20th Street
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000079
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
- Fail 32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
- Fail 38. Lighting
39. Fire Extinguisher
- Fail 40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
- Fail 58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | (location) | 1 | 2 | 3 |
|---------------------------------|------------|------|------|------|
| 63. Door Hardware | | | | |
| 64. Operable Windows with Locks | | | | |
| 65. Floors / Wall / Ceilings | | | | |
| 66. Window Size / Egress | | | | |
| 67. Room Size | | | | |
| 68. Outlets | | | | |
| 69. Lighting | | | | |
| 70. Smoke Detectors Room 1 | | Fail | Fail | Fail |

BATHROOMS

- | | (location) | 1 | 2 | 3 |
|-------------------------------------|------------|---|---|---|
| 71. Door Hardware Room 1 | | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | | |
| 73. Exhaust Fan Room 1 | | | | |
| 74. Water Supply Lines Room 1 | | | | |
| 75. Sink Room 1 | | | | |
| 76. Water Closet Room 1 | | | | |
| 77. Tub / Shower Room 1 | | | | |
| 78. Cabinets / CTS Room 1 | | | | |
| 79. GFCI Outlets Room 1 | | | | |
| 80. Lighting Room 1 | | | | |

Fail OTHER:

COMMENTS:

- LAB
2. Debris in rear yard - remove
8. Front porch railing loose - repair
- Fail 10. Front door weatherstrip missing - replace
29. 1st fl smoke detector missing - replace
42. Roach Infestation - exterminate with licensed contractor and provide HD with documentation
50. Dryer wire loose and broken outlet cover - repair
54. Basement handrail missing - replace
61. Basement smoke detector missing - replace
- Fail 70. Bedroom smoke detectors missing - replace

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 10:56 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

1925 20th St



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1925 20th Street
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000080
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | (location) | 1 | 2 | 3 |
|---------------------------------|------------|------|------|------|
| 63. Door Hardware | | | | |
| 64. Operable Windows with Locks | | | | |
| 65. Floors / Wall / Ceilings | | | | |
| 66. Window Size / Egress | | | | |
| 67. Room Size | | | | |
| 68. Outlets | | | | |
| 69. Lighting | | | | |
| 70. Smoke Detectors Room 1 | | Fail | Fail | Fail |

BATHROOMS

- | | (location) | 1 | 2 | 3 |
|-------------------------------------|------------|---|---|---|
| 71. Door Hardware Room 1 | | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | | |
| 73. Exhaust Fan Room 1 | | | | |
| 74. Water Supply Lines Room 1 | | | | |
| 75. Sink Room 1 | | | | |
| 76. Water Closet Room 1 | | | | |
| 77. Tub / Shower Room 1 | | | | |
| 78. Cabinets / CTs Room 1 | | | | |
| 79. GFCI Outlets Room 1 | | | | |
| 80. Lighting Room 1 | | | | |

OTHER:

COMMENTS:

LAB

11. Front porch gutters missing - replace
70. Bedroom smoke detectors missing - replace

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 07:42 AM
 To: radiantlady@msn.com,rossbuilt@frontier.com
 CC:
 Subject: Inspection Report

Ross

5410 Winchester



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 5410 Winchester Avenue
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000081
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
- Fail 38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
- Fail 58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | (location) | 1 | 2 | 3 |
|---------------------------------|------------|---|------|------|
| 63. Door Hardware | | | | |
| 64. Operable Windows with Locks | | | | |
| 65. Floors / Wall / Ceilings | | | | |
| 66. Window Size / Egress | | | | |
| 67. Room Size | | | | |
| Fail 68. Outlets | | | | |
| 69. Lighting | | | | |
| 70. Smoke Detectors Room 1 | | | Fail | Fail |

BATHROOMS

- | | (location) | 1 | 2 | 3 |
|-------------------------------------|------------|---|---|------|
| 71. Door Hardware Room 1 | | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | | |
| 73. Exhaust Fan Room 1 | | | | |
| 74. Water Supply Lines Room 1 | | | | |
| 75. Sink Room 1 | | | | |
| 76. Water Closet Room 1 | | | | |
| 77. Tub / Shower Room 1 | | | | |
| 78. Cabinets / CTS Room 1 | | | | |
| 79. GFCI Outlets Room 1 | | | | Fail |
| 80. Lighting Room 1 | | | | |

OTHER:

COMMENTS:

LAB

- | | |
|--|--|
| 8. Carpet loose on front porch - repair | |
| 29. 1st fl smoke detector missing - replace | |
| 37. Kitchen GFCI missing - replace | |
| 56. Pressure relief pipe missing - replace | |
| Fail 70. 3 bedroom smoke detectors missing - replace | |
| 79. Bath GFCI not operating - repair/replace | |

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 10:35 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

1911 Summit



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1911 Summit Street
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000082
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
- Fail 40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
- Fail 44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | | |
|--------------------------------------|------------|-------|
| | (location) | 1 2 3 |
| 63. Door Hardware | | |
| Fail 64. Operable Windows with Locks | | |
| 65. Floors / Wall / Ceilings | | |
| 66. Window Size / Egress | | |
| 67. Room Size | | |
| 68. Outlets | | |
| 69. Lighting | | |
| 70. Smoke Detectors Room 1 | | Fail |

BATHROOMS

- | | | |
|-------------------------------------|------------|-------|
| | (location) | 1 2 3 |
| 71. Door Hardware Room 1 | | |
| 72. Floors / Wall / Ceilings Room 1 | | |
| 73. Exhaust Fan Room 1 | | |
| 74. Water Supply Lines Room 1 | | |
| 75. Sink Room 1 | | |
| 76. Water Closet Room 1 | | |
| 77. Tub / Shower Room 1 | | |
| 78. Cabinets / CTs Room 1 | | |
| 79. GFCI Outlets Room 1 | | |
| 80. Lighting Room 1 | | |

OTHER:

COMMENTS:

- | | |
|---|--|
| LAB | |
| Fail 10. Front door knob missing / only deadbolt - repair | |
| 16. Front porch light fixture broken - repair/replace | |
| 33. Loose and broken floor tile in kitchen - repair/replace | |
| 53. Standing water in basement - clean drain or add sump pump | |
| 70. Bedroom smoke detectors missing - replace | |

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 10:17 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

1605 Franklin



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 1605 Franklin Avenue
 Owner/Contact:
 Phone: ;

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000083
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | (location) | 1 | 2 | 3 |
|---------------------------------|------------|------|------|---|
| 63. Door Hardware | | | | |
| 64. Operable Windows with Locks | | | | |
| 65. Floors / Wall / Ceilings | | | | |
| 66. Window Size / Egress | | | | |
| 67. Room Size | | | | |
| 68. Outlets | | | | |
| 69. Lighting | | | | |
| 70. Smoke Detectors Room 1 | | Fail | Fail | |

BATHROOMS

- | | (location) | 1 | 2 | 3 |
|-------------------------------------|------------|---|---|---|
| 71. Door Hardware Room 1 | | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | | |
| 73. Exhaust Fan Room 1 | | | | |
| 74. Water Supply Lines Room 1 | | | | |
| 75. Sink Room 1 | | | | |
| 76. Water Closet Room 1 | | | | |
| 77. Tub / Shower Room 1 | | | | |
| 78. Cabinets / CTs Room 1 | | | | |
| 79. GFCI Outlets Room 1 | | | | |
| 80. Lighting Room 1 | | | | |

OTHER:

COMMENTS:

- LAB
8. Front porch handrail missing - replace
30. CO detector missing - replace
54. Basement handrail missing - replace
70. Bedroom smoke detectors missing - replace
79. 2nd fl bath GFCI not operating - repair

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 07:49 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

4141 Hill Rd



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 4141 Hill Road
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000084
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

- Fail
31. Door Hardware
 32. Operable Windows with Locks
 33. Floors / Wall / Ceilings
 34. Water Supply Lines
 35. Refrigerator / Stove
 36. Cabinets / Tops / Shelving
 37. GFCI Outlets
 38. Lighting
 39. Fire Extinguisher
 40. Sink / Fixtures
 41. Hood Vent
 42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- (location) 1 2 3
63. Door Hardware
 64. Operable Windows with Locks
 65. Floors / Wall / Ceilings
 66. Window Size / Egress
 67. Room Size
 68. Outlets
 69. Lighting
 70. Smoke Detectors Room 1 Fail Fail

BATHROOMS

- (location) 1 2 3
71. Door Hardware Room 1
 72. Floors / Wall / Ceilings Room 1
 73. Exhaust Fan Room 1
 74. Water Supply Lines Room 1
 75. Sink Room 1
 76. Water Closet Room 1
 77. Tub / Shower Room 1
 78. Cabinets / CTs Room 1
 79. GFCI Outlets Room 1
 80. Lighting Room 1

OTHER:

COMMENTS:

- LAB
 2. Debris in rear yard - remove
 56. Pressure relief pipe missing - replace
 70. 2 bedroom smoke detectors missing - replace

Fail

RE-INSPECTION DATE: Time:
 Additional Comments:

From: andrew.gedeon@portsmouthoh.org
 Sent: 02/18/2014 - 07:51 AM
 To: rossbuilt@frontier.com, radiantlady@msn.com
 CC:
 Subject: Inspection Report

Ross

4139 Hill Rd



City of Portsmouth
 Health Department
 605 Washington Street
 Portsmouth, OH 45662
 (740) 353-5153

CITY OF PORTSMOUTH RENTAL DWELLING INSPECTION CHECKLIST

Site Address: 4139 Hill Road
 Owner/Contact:
 Phone:

Inspector: Andrew Gedeon
 Building Type: Single Family
 Alternate Phone:

Date: 02/13/2014
 License #: RNT13-000085
 Email Address:

EXTERIOR PREMISES

1. Accessory Structure
2. Trash/Debris, Vehicles, Etc.
3. Trees / Grass / Weeds
4. Foundation Walls, Tuckpointing
5. Exterior Walls: Paint / Siding
6. Roofs / Soffit / Fascia
7. Signage
8. Stairs / Porches / Railings
9. Window Screens
10. Exterior Doors
11. Gutters / Stormwater Runoff
12. Trash Cans / Stored
13. Street Numbers
14. Sidewalks / Driveways / Parking
15. Electric Service
16. GFCI Outlets / Lighting

COMMON EGRESS CORRIDOR

17. Door Hardware
18. Operable Windows with Locks
19. Floors / Wall / Ceilings
20. Handrails / Steps
21. Outlets
22. Lighting / Emergency Lighting
23. Smoke Detectors
24. Fire Extinguishers

INTERIOR

25. Operable Windows with Locks
26. Floors / Wall / Ceilings
27. Outlets
28. Lighting
29. Smoke Detectors
30. Carbon monoxide detector

KITCHEN / DINING

31. Door Hardware
32. Operable Windows with Locks
33. Floors / Wall / Ceilings
34. Water Supply Lines
35. Refrigerator / Stove
36. Cabinets / Tops / Shelving
37. GFCI Outlets
38. Lighting
39. Fire Extinguisher
40. Sink / Fixtures
41. Hood Vent
42. Pest Infestation

HALLWAYS

43. Floors / Wall / Ceilings
44. Outlets
45. Lighting
46. Smoke Detectors

LAUNDRY

47. Floors / Wall / Ceilings
48. Dryer Vent
49. Washer Drain
50. Outlets
51. Lighting

BASEMENT / MECHANICALS

52. Floors / Wall / Ceilings
53. Damp Free
54. Handrails / Steps
55. Water Supply Lines
56. Hot Water Tank
57. Sump Pump
58. HVAC System
59. Electric Service Panel
60. GFCI Outlets
61. Smoke Detectors
62. Fire Suppression Insp

BEDROOMS

- | | | |
|---------------------------------|---|------|
| (location) | 1 | 23 |
| 63. Door Hardware | | |
| 64. Operable Windows with Locks | | |
| 65. Floors / Wall / Ceilings | | |
| 66. Window Size / Egress | | |
| 67. Room Size | | |
| 68. Outlets | | |
| 69. Lighting | | |
| 70. Smoke Detectors Room 1 | | Fail |

BATHROOMS

- | | | | |
|-------------------------------------|---|---|---|
| (location) | 1 | 2 | 3 |
| 71. Door Hardware Room 1 | | | |
| 72. Floors / Wall / Ceilings Room 1 | | | |
| 73. Exhaust Fan Room 1 | | | |
| 74. Water Supply Lines Room 1 | | | |
| 75. Sink Room 1 | | | |
| 76. Water Closet Room 1 | | | |
| 77. Tub / Shower Room 1 | | | |
| 78. Cabinets / CTs Room 1 | | | |
| 79. GFCI Outlets Room 1 | | | |
| 80. Lighting Room 1 | | | |

OTHER:

COMMENTS:

- LAB
 70. Smoke detector missing in bedroom - replace

RE-INSPECTION DATE: Time:
 Additional Comments: